

Fast and Focused

Smart System Combines Foundation, Floor, Pre-fab Building Core Elements to Work In Unstable Soils

The greatest strength of Pacific Housing Systems' Smart System may be its focus: to work in marginal soil. Traditional unstable soil options include post tension slabs, pier and grade beam systems and driven piles. They are a safe way to go, but kind of a cop-out. They all put the burden of making the right decision on the shoulders of the contractor.

"Unfortunately, each of these approaches brings a series of individual and combined limitations," says Dan Rhoades, Principal, Geotechnical Engineer at Purcell, Rhoades & Associates. "They include but are not limited to the factors involved in doubling the size of a standard foundation and the utilization of high tension cables in post tensioned slabs, the hazards and accompanying spoils involved in drilling piers or driving piles, and the increased risk of future liability resulting from slab breakage, failure or mold that can come with each option."

Thus, Pacific offers an anchoring system comprised of foundation, floor and core elements designed especially for residential

home developers building on areas where marginal soil (i.e.; landfills, hillsides, areas where the water table is high, sand and silt, bay muds, organics, firm clays and expansive ground) is prevalent. The system is comprised of three components:

1) The Winslow Geo Anchor is a rotary installed steel anchor, with single or multiple helix coils welded to an internal steel column, which provides high compression and tension capacity in unstable soil. The Geo Anchor provides reductions in concrete and steel reinforcement, and time of installation when compared to traditional approaches.

2) The Smart Floor is a "raised floor" constructed of light gauge steel and 1-1/8" plywood decking. Its steel rim acts as a structural grade beam, allowing it to span and bear a wider area of any ensuing load, reducing the number of piers used. It is manufactured off site to specifications and attaches to the Geo Anchor foundation. The



Line-UP: 440 Winslow Geo Anchors await installation of the third phase of the Willow Park Marina development, Bethel Island, CA. When completed 1,100 anchors will provide the foundation for over 60 condominium units built in an area with a high water table.

floor is built in the controlled factory environment while the grubbing, grading, spoils and foundation at the site are in process at the construction site.

3) The Smart Core is an off-site built module containing 85% of all the elements needed for most projects such as electrical panel, HVAC, water heater, kitchen and bathroom facilities. It can be set in conjunction with any floor.

This is a system that arrives at the job site installation ready. Each product is designed to be sold, installed and used independently or together. For more information, circle 23 on the Inquiry Card. ■




ALUMINUM FORMS

Durable, lightweight and ready to use.



DURABLE FACE SHEET

Extra durable face sheet is totally enclosed by the extruded end rails and side rails, substantially reducing sheet peeling.



RUGGED CROSS MEMBERS

Rugged cross members shed concrete, reducing weight gain while reinforcing the face material for flatter poured walls.



SIDE RAILS WITH LEDGE MOUNTED BUSHINGS

Side rails feature ledge mounted bushings which distribute concrete load and extend bushing life.



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Innovative optional Ready Pin attached hardware is durable, lightweight and increases labor productivity while reducing lost hardware expenses.

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